

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Bellevue Plaza Phase 1 – Utilities Relocation			
LOCATION OF PROPOSAL: 117 106th Avenue NE			
DESCRIPTION OF PROPOSAL: Preliminary SEPA Review for phased utilities work associated with Design Review and Master Development Plan applications. Phased utilities work will relocate various utilities from the central strip retail portion of the site to an access easement along the western portion of the property in anticipation of major excavation of the larger site.			
FILE N	UMBERS: 18-128614-LM PLANNER: Faheem Darab		
probable not requi Coordina	rironmental Coordinator of the City of Bellevue has determined that this proposal does not have a esignificant adverse impact upon the environment. An Environmental Impact Statement (EIS) is irred under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental ator reviewed the completed environmental checklist and information filed with the Land Use of the Development Services Department. This information is available to the public on request.		
	There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 1/31/2019 This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the		
This DN environmadverse	date below. Comments must be submitted by 5 p.m. on This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on S may be withdrawn at any time if the proposal is modified so as to have significant adverse mental impacts; if there is significant new information indicating a proposals probable significant environmental impacts (unless a non-exempt license has been issued if the proposal is a private or if the DNS was procured by misrepresentation or lack of material disclosure.		
Environ	njental Coordinator Date		
State Army Attor	S TO RECEIVE THIS DOCUMENT: Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov; Corps of Engineers Susan.M.Powell@nws02.usace.army.mil They General ecvolyef@atg.wa.gov kleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us		



SEPA Environmental Checklist

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [help]

1. Name of proposed project, if applicable: [help]

Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project

2. Name of applicant: [help]

Bellevue Investors 1 LLC

3. Address and phone number of applicant and contact person: [help]

Luis Adan, Sr. Development Manager - Real Estate 505 Fifth Ave S. Suite 900, Seattle, WA 98104 Work: 206.342.2406

4. Date checklist prepared: [help]

November 20, 2018

5. Agency requesting checklist: [help]

City of Bellevue Development Services Department

6. Proposed timing or schedule (including phasing, if applicable): [help]

Construction associated with the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project would commence in early August 2019 with completion scheduled for mid-October 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [help]

The utility work is in preparation for mass excavation of the project limit established by the Master Development Plan addressed in #9 below.

There are no future plans associated with the proposed Bellevue -Plaza Development - MINOR UTILITY WORK 105th AVE NE project.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [help]

Plans associated with utility modifications have been prepared by Coughlin Porter Lundeen and are onfile with the City of Preliminary Drainage Report by CPL 10/12/18 Bellevue.

Geotechnical Engineering Report by Geoengineers 08/02/18

Soil Subsurface Investigation by Farallon 09/18/18

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [help]

There is ongoing City of Bellevue review relative to the Bellevue Plaza MDP and the ADR associated with Phase I. Design Review #18-128612-LD, Master Development Plan #18-128613-LP

10. List any government approvals or permits that will be needed for your proposal, if known. [help]

City of Bellevue Clear and Grade permit
City of Bellevue Utility Developer Extension Agreement, City of Bellevue Right-of-Way permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

[help]

The proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project involves modification of existing utilities that are located on/proximate to project site, described in #12 below. It is anticipated that utilities affected include storm drain, sanitary sewer, natural gas, electrical power, and fiber/communications. Refer to plans on-file with the City of Bellevue for specifics.

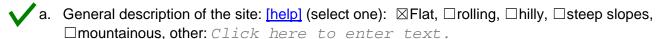
The proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project has independent utility. Modification of the existing utilities would be necessary regardless of whether existing, pending redevelopment plans associated with Bellevue Plaza proceed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The proposed Bellevue Plaza Development – MINOR UTILITY WORK $105^{\rm th}$ AVE NE project would occur on the west side of 106th Ave NE between NE $2^{\rm nd}$ Street and Main Street in downtown Bellevue. The project site address is $117-106^{\rm th}$ Avenue NE, Bellevue, WA 98004. Refer to the plans on file with the City of Bellevue for a legal description of the entire project site.

B. Environmental Elements [help]

1. Earth [help]



b. What is the steepest slope on the site (approximate percent slope)? [help]

The steepest slope on the site is approximately 15%. Site topography is relatively flat and generally slopes toward the The topography of the site slopes from east to west by approximately 14' at its lowest point. Currently, the existing site buildings reconcile the grade difference, but in doing so, create a site that is split into upper and lower zones.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [help]

A Subsurface Investigation (Farallon, 2018) completed for this project, which is on-file with the City of Bellevue, identified on-site soil conditions.

Surficial geology in the site vicinity generally consists of glacial till, sands, and gravels. The glacial till consists of dense gravelly sandy silt to silty sand with varied quantities of clay and scattered cobbles and boulders.

The project site consists of a fill layer comprising sand and silty sand of variable thickness from a depth of approximately 4 to 7 feet bgs. The fill is underlain primarily by silty sand to depths ranging from approximately 15 to 25 feet bgs underlain by silt and silty sand to depths ranging from 25 to 95 feet bgs and poorly graded sand to the maximum depth explored of approximately 120 feet bgs.



d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]

There are no known mapped faults beneath the site; therefore, the potential for surface rupture at the site is considered Soil and groundwater conditions indicate the potential for liquefaction, although liquefaction-induced hazards is also considered to be low.



e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]

Approximately 5,000 cubic yards of excavation would be required for the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project. Minimal fill would be necessary, and would be expected to be sourced locally, if needed.



f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Page 4 of 19

[help]

Erosion is possible as a result of any construction activity. Site work would expose soils, but implementation of a Temporary Erosion and Sedimentation Control (TESC) plan incorporating best management practices (BMPs) would mitigate potential impacts.

Erosion and sediment control per Clearing & Grading inspections and BCC 23.76



g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]

Approximately 96 percent of the site is covered with impervous surfaces under existing conditions. Once the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project is completed, approximately the same percentage of impervious coverage is expected.



h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [help]

No significant adverse earth-related impacts are anticipated. Comprehensive Drainage Control Plan approvals (including construction BMPs and soil stabilization) would be submitted as an element of the Clear & Grade permit plan set.

Erosion and sediment control per Clearing & Grading inspections and BCC 23.76

2. Air [help]



a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [help]

The proposed project could result in localized increases in air quality emissions (primarily carbon monoxide and particulates) due to construction vehicles, equipment and construction activities. Air quality emissions, however, would not result in exceedance of ambient air quality standards.

The project has been designed to conform to applicable regulations and standards of agencies regulating air quality in Bellevue. These include the Environmental Protection Agency (EPA), Washington State Department of Ecology (DOE), and the Puget Sound Clean Air Agency (PSCAA).



b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]

There are no offsite sources of air quality emissions or odors that would affect the proposed project.

/0

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]

No significant adverse emissions or air quality-related impacts are anticipated. The following measures could be implemented to further control emissions and/or dust during construction:

-Use of well-maintained equipment would reduce emissions from construction equipment and construction-related trucks, as would avoiding prolonged periods of vehicle idling.

-Use of electrically operated small tools in place of gas powered small tools, wherever feasible.

-Trucking building materials to and from the project site would be scheduled and coordinated to minimize congestion during peak travel times associated with adjacent roadways.

-Demolition dust would be handled in accordance with PSCAA regulations and sprinklering during demolition.

Construction dust suppression measures per BCC 23.76 Covered loads

3. Water [help]

a. Surface Water:



1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [help]

The nearest surface water bodies are Lake Bellevue, located approximately 0.75 miles northeast of the site, and Lake Washington, located approximately 0.75 mile west of the site.



2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [help]

No. The project will not require any work over, in, or adjacent (within 200 feet) to any water body.



3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [help]

No fill or dredge material would be placed in or removed from any surface water body as a result of the proposed project.



4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]

No. The proposed project would not require any surface water withdrawals or diversions.



5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]

No. The proposed project does not lie within a 100-year floodplain.



6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [help]

No. There would be no discharge of waste materials to surface waters.

b. Ground Water:



1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [help]

A Subsurface Investigation (Farallon, 2018) completed for Bellevue Plaza, which is on file with the City of Bellevue, identified groundwater conditions on site. Groundwater was measured at depths ranging from 27.96 to 45.92 feet bgs in monitoring wells at the project site.

No groundwater would be withdrawn from a well.

No water would be discharged to groundwater.

During excavation associated with utility modifications, dewatering of groundwater would be necessary and would be discharged to the stormwater or sanitary sewer systems in accordance with local and state regulations.



2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [help]

No waste material would be discharged into the ground from septic tanks or other sources.

c. Water runoff (including stormwater):



1) Describe the source of runoff (including storm water) and method of collection

and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [help]

Existing and new impervious surfaces constructed as part of the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project would continue to be the source of runoff from the project site. Currently, stormwater runoff is collected on-site via a series of catch basins and routed to the existing city maintained storm system in 105th Avenue NE. Site storm drainage connects to the Meydenbauer Creek Drainage Basin.

The proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project would reroute existing storm drainage along the west site boundary and would drain to the south, connecting to the City system in Main Street. Site storm drainage would continue to connect to the Meydenbauer Drainage Basin.



2) Could waste materials enter ground or surface waters? If so, generally describe. [help]

No. The proposed stormwater collection system and the TESC and BMPs implemented during construction of the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project would prevent waste materials from entering ground or surface waters.



3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [help]

No. The proposal would not alter or otherwise affect drainage patterns in the vicinity of the site. Stormwater on-site is currently collected and conveyed to the City's storm drainage system and the proposed system would continue the same drainage patterns.



d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [help]

No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. Stormwater from new impervious surfaces would be managed per the 2017 City of Bellevue Storm and Surface Water Engineering Standards. Per Utilities Code 24.06 and Clearing and Grading BCC 23.76

4. Plants [help]



a. Check the types of vegetation found on the site: [help]

⊠deciduous tree: alder, maple, aspen, other: other

Devergreen tree: fir, cedar, pine, other: other

⊠shrubs.

⊠grass

□pasture

□crop or grain

□Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: Click here to enter text.

Dwater plants: water lily, eelgrass, milfoil, other: Click here to enter text.

□other types of vegetation: Click here to enter text.

b. What kind and amount of vegetation will be removed or altered? [help]

No street trees removed as part of early utilities work.

Several existing street trees, as well as shrubs and on-site trees and vegetation would be removed as a result of the proposed project.

An arborist's report that addresses proposed on-site tree removal is on-file with the City of Bellevue.



c. List threatened and endangered species known to be on or near the site. [help]

No known threatened or endangered species are located on or proximate to the project site.



d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

No specific landscaping is associated with the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project.

- A total of approximately 33 street trees, however, are - proposed along streets that border the entire Bellevue Plaza site.



e. List all noxious weeds and invasive species known to be on or near the site. [help]

The site is located in an urban, developed area and no known noxious weeds or invasive species are known to be on or near the site. Noxious weeds that are known to be present in King County include giant hogweed (heracleum mantegazzianum) and English ivy.

5. Animals [help]



a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [help]

Examples	include:
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birds: \square hawk, \square heron, \square eagle, \boxtimes songbirds, other: s ea $gulls$, p i g	geons
mammals: \square deer, \square bear, \square elk, \square beaver, other: $squirrels$, $rats$	S
fish: \square bass, \square salmon, \square trout, \square herring, \square shellfish, other: <i>None</i>	

b. List any threatened and endangered species known to be on or near the site. [help]

The project site is located in an urban, developed area and no threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain. [help]

Yes. The entire Puget Sound area is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia, a region at the southern end of South America. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources heading to breeding grounds, or travelling to overwintering sites.

d. Proposed measures to preserve or enhance wildlife, if any: [help]

Other than providing on-site landscaping, no specific measures are proposed to enhance wildlife and/or habitat.

e. List any invasive animal species known to be on or near the site. [help]

Invasive species known to be located in King County include European starling, house sparrow and eastern gray squirrel.

6. Energy and Natural Resources [help]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [help]

Electricty and natural gas are the primary sources of energy that would continue to serve the project site.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]

No. The proposed utility work would have no long-term impact on solar access associated with nearby private properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [help]

As applicable, the proposed project would conform to the current Bellevue Energy Code.

7. Environmental Health [help]



a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [help]

The completed project would have no known environmental health hazards that could occur as a result of this proposal.



1) Describe any known or possible contamination at the site from present or past uses. [help]

A Subsurface Investigation (Farallon, 2018) completed for the entire Bellevue Plaza site, which is on file with the City of Bellevue, identified several contaminants in both soil and groundwater samples that exceed the MTCA Method A cleanup levels. Please see the report on file with the City for more detailed information.



2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]

None are known.



3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [help]

No toxic or hazardous chemicals are anticipated to be stored, used, or produced during construction or operation of the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project.



4) Describe special emergency services that might be required. [help]

No special emergency services are anticipated to be required as a result of the project.



5) Proposed measures to reduce or control environmental health hazards, if any: [help]

The following measures to address on-site contamination are recommended in the Subsurface Investigation Report completed for the entire Bellevue Plaza site.

Based on the available information and an understanding of

Any contaminated soils removed as a result of trenching for Early Utilities Work on 105th will be excavated and disposed of properly according to state and federal guidelines, then replaced with acceptable material.

the planned redevelopment, the main components of a feasible remedial action for the project site would include:

- 1. Conducting additional phases of remedial investigation to address data gaps identified in the Subsurface Investigation Report. This likely will include additional characterization to further refine the lateral and vertical extent of petroleum hydrocarbon and HVOC concentrations in soil and groundwater at the project site.
- 2. Preparing a combined remedial investigation/feasibility study and cleanup action plan to provide protocols for managing confirmed and potentially contaminated media that will be encountered during the construction/redevelopment activities planned for the site, and to protect human health and the environment in accordance with MTCA.
- 3. Preparing a Contained-In request letter required by Ecology in order to approve the transport and disposal of HVOC-contaminated soil as nonhazardous waste to a Subtitle D Landfill.
- 4. Preparing a Vapor and Groundwater Barrier Intrusion
 Mitigation Design for the new building, likely including
 design and installation of a combined vapor and groundwater
 barrier system compatible with petroleum hydrocarbons and
 HVOCs in conjunction with the construction of the new
 building, to mitigate potential vapor and/or groundwater
 intrusion into the new building from the petroleum
 hydrocarbon and HVOC plume in groundwater in accordance
 with Ecology's design and performance expectations.
 5. Implementing the permanent cleanup action for the site.
- 6. Preparing a cleanup action report following completion of the remedial action to document the cleanup action and request an NFA determination from Ecology for the site.

b. Noise [help]



1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]

Traffic noise associated with adjacent streets is relatively high at certain times of day. Traffic noise, however, would not adversely affect the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project.



2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-cate what hours noise would come from the site. [help]

Construction-related noise would occur as a result of construction activities associated with the proposed

Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project. Construction noise would be short-term and would be the most noticeable noise generated by the proposed The proposed project would comply with provisions of Bellevue's Noise Controls (BCC, Chapter 9.18); no noise variances are anticipated at this time.



3) Proposed measures to reduce or control noise impacts, if any: [help]

As noted, the project would comply with provisions of the City's Noise Controls; specifically construction hours would be limited to weekdays (non-holiday) from 7 AM to 6 PM and Saturdays from 9 AM to 6 PM (non-holiday). Sounds emanating from construction sites are prohitibed on Sundays and legal holidays. Construction noise regulated by BCC 9.18

8. Land and Shoreline Use [help]



a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [help]

Portions of the Bellevue Plaza site currently include approximately 50,573 sf of retail uses/businesses, 8,397 sf of restaurant uses/buinesses, a 1,211 sf fast food restaurant without drive-thru window, and a quick lubrication service shop with 3 service bays.

The surrounding pattern of land use includes retail uses and associated surface parking to the east, north, west, and southwest, with multi-family and single-family residential uses located to the south.



b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [help]

No. There is no evidence that the site has been used for agriculture in the past 50 years.



1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [help]

The proposal will not affect or be affected by a working farm or forest land.

c. Describe any structures on the site. [help]

The Bellevue Plaza site currently includes three single-story structures: one large 'z-shaped' structure that encompasses a majority of the northern two-thirds of the project site and two smaller rectangular structures on the southern third of the project site.

d. Will any structures be demolished? If so, what? [help]

No on-site buildings would be removed in conjunction with the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project. On-site structures will be demolished as part of work done under Design Review.

e. What is the current zoning classification of the site? [help]

The site is zoned Downtown Mixed-Use District (DT-MU).

f. What is the current comprehensive plan designation of the site? [help]

The site is located within the Downtown Neighborhood Area (subarea).

g. If applicable, what is the current shoreline master program designation of the site? [help]

The project site is not located within the City's designated shoreline boundary.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]

No part of the site has been classified as a critical area by the City of Bellevue or King County.

i. Approximately how many people would reside or work in the completed project? [help] Not applicable.

j. Approximately how many people would the completed project displace? [help]

Retail businesses will not be closed as part of proposed early utilities work. Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]

No impacts would occur and no measures are proposed.

I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]

Utility modifications associated with the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project

would be conducted in accordance with standards of the City of Bellevue and/or applicable utility providers.



m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: [help]

No impacts would occur and no measures are necessary.

9. Housing [help]



a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]

No housing units would be provided as part of the proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project.



b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [help]

No housing currently exists on-site and none would be eliminated.



c. Proposed measures to reduce or control housing impacts, if any: [help]

No housing impacts would occur and no measures are proposed.

10. Aesthetics [help]



a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]

Not applicable. All utilities would be underground.



b. What views in the immediate vicinity would be altered or obstructed? [help]

Not applicable.



c. Proposed measures to reduce or control aesthetic impacts, if any: [help]

No significant adverse aesthetic impacts are anticipated and no measures are proposed.

11. Light and Glare [help]



a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]

Principal sources of light and glare produced by the proposed project would be temporary construction area lighting.



b. Could light or glare from the finished project be a safety hazard or interfere with views?

No. Light and glare associated with the Proposed Action would not cause a safety hazard nor interfere with views.



c. What existing off-site sources of light or glare may affect your proposal? [help]

There are no off-site sources of light or glare that would affect the Proposed Action.



d. Proposed measures to reduce or control light and glare impacts, if any: [help]

No significant adverse light or glare-related impacts are anticipated and no mitigation measures are proposed.

12. Recreation [help]



a. What designated and informal recreational opportunities are in the immediate vicinity? [help]

There are two parks in the immediate vicinity of the project site (i.e. within a half mile or less), including:

- Downtown Park, located approximately 3 blocks to the northwest; and
- Wildwood Park, located approximately 5 blocks to the southwest.



b. Would the proposed project displace any existing recreational uses? If so, describe. [help]

The proposed project would not displace any existing recreational uses.



c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]

No significant adverse recreational impacts would occur and no mitigation is necessary.

13. Historic and cultural preservation [help]



✓ a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [help]

There are no buildings, structures, or sites located on or near the site that are listed in or eligible for listing in national, state or local preservation registers.



b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [help]

There are no visible landmarks, features, or other evidence of Indian or historic use or occupation on the site.



c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [help]

Potential impacts to cultural and historic resources on or near the project site were assessed by consulting the Washington State Department of Archaeology and Historic Preservation's Information System for Architectural and Archaeological Records Data (WISAARD).



d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [help]

No significant adverse impacts are anticipated and no mititation measures are proposed.

14. Transportation [help]



a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [help]

As noted, the Bellevue Plaza site is located in downtown

Bellevue on a block that is bounded by NE 2nd Street on the north, 106th Avenue NE on the east, Main Street on the south and 105^{th} Avenue NE on the west. As a result of the proposed (a private access Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project, temporary street closures would occur to the segment of 105th Ave. NE that borders the entire project site, NE 2nd St. between 105^{th} Ave. NE and 106^{th} Ave. NE, and Main St. at

easement)

the corner of 105th Ave. NE.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [help]

The Bellevue Plaza site is served by public transit. The nearest transit stops are located on Main Street directly adjacent to the project site. The transit stops provide access to King County Metro route 249.



c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]

Not applicable.



d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [help]

The as a result of the proposed Bellevue Plaza Development -MINOR UTILITY WORK 105th AVE NE project would require temporary street closures, however, no long-term modifications to adiacent streets would be necessary.



e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [help] The proposed Bellevue Plaza Development - MINOR UTILITY

WORK 105th AVE NE project would not occur in the immediate vicinity of water, rail or air transportation.



f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [help]

Not applicable.



g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [help]

The proposal would not affect or be affected by the movement of agricultural or forest products on roads or streets in the area.



h. Proposed measures to reduce or control transportation impacts, if any: [help]

Compliance with terms of the City of Bellevue's Clear and Grade permit. Use of Right-of-way regulated by BCC 11.70 and 14.30

15. Public Services [help]



a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [help]

The proposed Bellevue Plaza Development - MINOR UTILITY WORK 105th AVE NE project would not result in an increased need for public services.

V

b. Proposed measures to reduce or control direct impacts on public services, if any. [help]

No impacts would occur and no mitigation is necessary.

16. Utilities [help]



a. Circle utilities currently available at the site: [help] electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

All utilities are currently available at the site.



c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [help]

The proposed Bellevue Plaza Development - MINOR UTILITY WORK $105^{\rm th}$ AVE NE project would involve modification of existing utilities on/proximate to the project site.

See site plan in project file for identification of utilities to be relocated for this project.

C. Signature [help]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

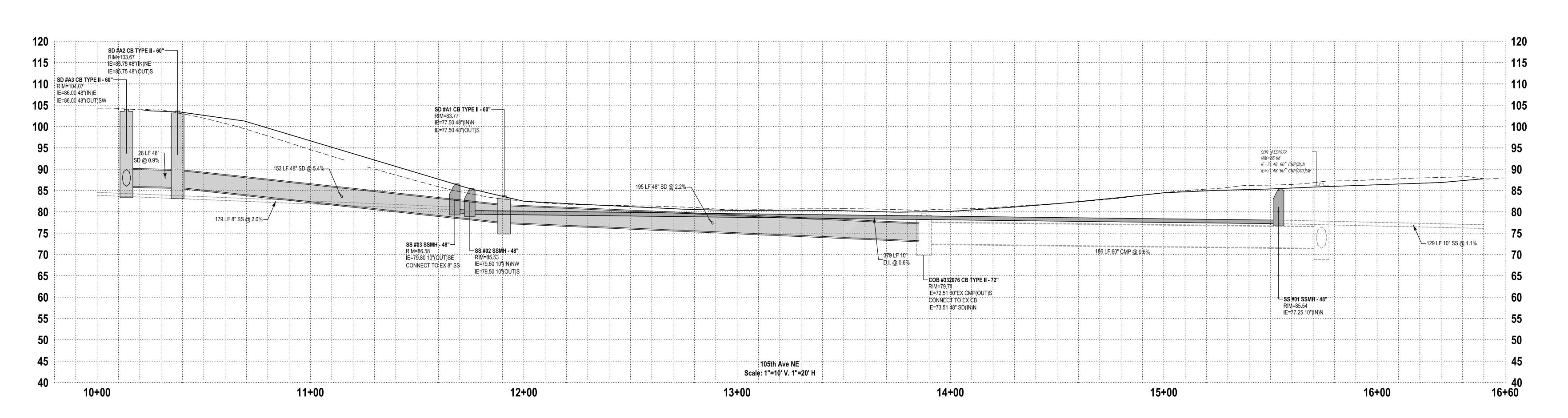


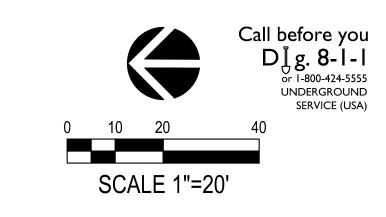
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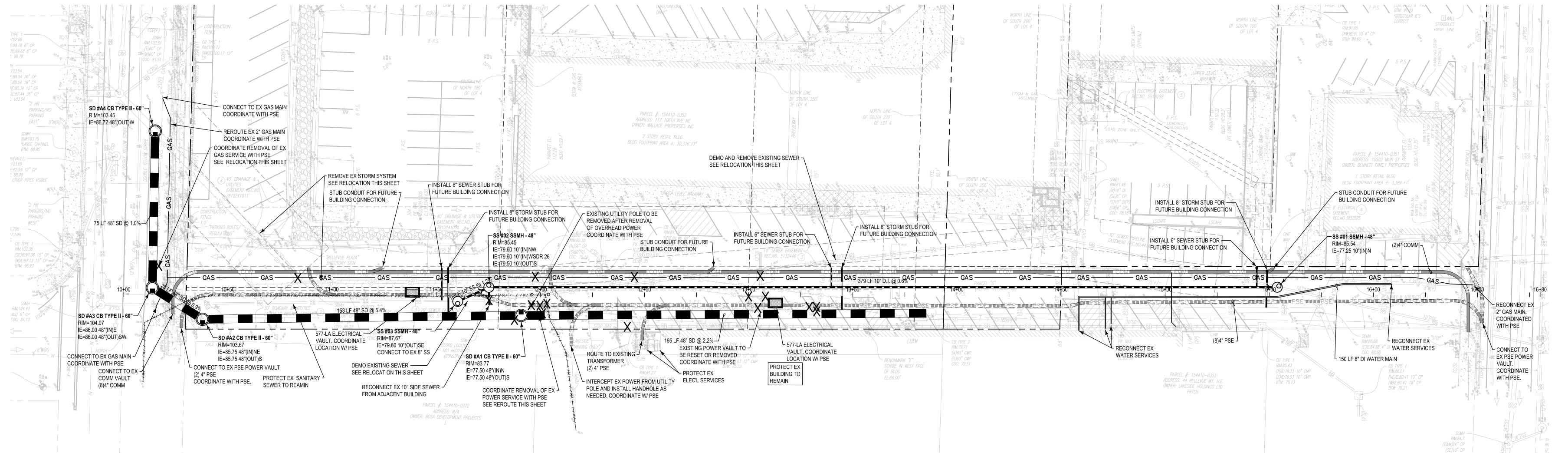
Name of signee: Luis Adan

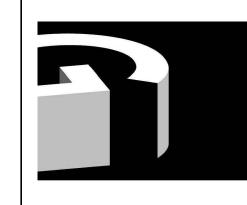
Position and Agency/Organization: Senior Development Manager, Vulcan, Inc.

Date Submitted: November 21, 2018



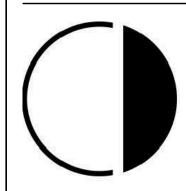






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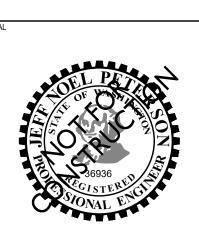
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BELLEVUE PLAZA

117 106th Ave NE,
Bellevue, WA 98004
ISSUED/REVISED DA

MDP SUBMITTAL 10/16/2018
ADR SUBMITTAL 10/16/2018
MINOR UTILITY WORK 11/19/2018

MINOR UTILITY WORK-

105TH AVE NE PLAN & PROFILE